

OWNERS ACCEPTANCE (SEE SHEET 2 FOR AVON PARTNERS, LTD.)

I, THE UNDERSIGNED HARRY R. GERENT, OWNER OF LANDS CONVEYED IN OFFICIAL RECORD VOLUME 154, PAGE 378 OF LORAIN COUNTY RECORDS DO HEREBY ASSENT TO AND ACCEPT THIS SUBDIVISION OF THE SAME AND DO HEREBY DEDICATE TO PUBLIC USE THE AREA DESIGNATED AS TRAVELER'S POINTE (60 FEET WIDE) AND THAT PORTION OF CHESTER ROAD FRONTING ON SAID LANDS AND ACKNOWLEDGE THAT THE SAME WAS MADE AT MY REQUEST.

HARRY R. GERENT
STATE OF OHIO
St. Clair County } ss

Jerry A. Seifert
(WITNESS)

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE SIGNED, HARRY R. GERENT, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Avon, OHIO THIS 29th DAY OF October, 1999.

Jerry A. Seifert
NOTARY PUBLIC
MY COMMISSION EXPIRES 10-13-2004



APPROVALS
THIS SUBDIVISION PLAT FOR AVON POINTE HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON, OHIO, BY RESOLUTION ADOPTED MAY 24th, 1999.

James Diarra
CHAIRMAN
Korachy A. Sommer
SECRETARY

THIS SUBDIVISION PLAT FOR AVON POINTE HAS BEEN APPROVED BY THE CITY ENGINEER OF THE CITY OF AVON, OHIO, THIS 17th DAY OF MAY, 1999.

Michael W. Bernal, P.E.
CITY ENGINEER

THIS SUBDIVISION PLAT FOR AVON POINTE HAS BEEN APPROVED BY THE MAYOR OF THE CITY OF AVON, OHIO, THIS MAY 24 DAY OF MAY, 1999.

James A. Smeeth
MAYOR
THIS SUBDIVISION PLAT FOR AVON POINTE AND THE DEDICATION, FOR RECORD PURPOSES ONLY, OF TRAVELER'S POINTE (60 FEET WIDE) AND A PORTION OF CHESTER ROAD HAVE BEEN APPROVED AND ACCEPTED BY THE CITY COUNCIL OF THE CITY OF AVON, OHIO, THIS MAY 24 OF MAY, 1999.

Ted Hengst
CLERK OF COUNCIL PRESIDENT

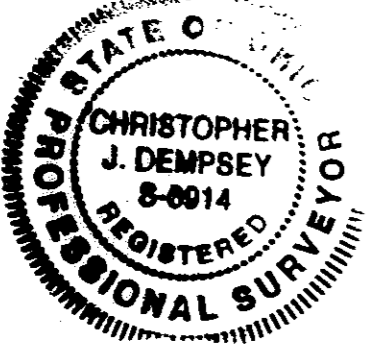
COUNTY RECORDS
TRANSFERRED THIS DAY OF 1999.
LORAIN COUNTY AUDITOR
RECORDED IN PLAT BOOK PAGE NO. THIS DAY OF 1999.
LORAIN COUNTY RECORDER

ASSOCIATION EASEMENTS
REFER TO DECLARATION OF CONDITIONS, EASEMENTS & RESTRICTIONS OF AVON POINTE RECORDED IN VOLUME PAGE OF LORAIN COUNTY RECORDS FOR CONNECTION EASEMENTS, STORM SEWER EASEMENT, RETENTION BASIN EASEMENT AND DRAINAGE EASEMENT SHOWN HEREON AFFECTING THE ASSOCIATION.

SURVEYOR'S CERTIFICATION
I HEREBY STATE THAT THIS MAP IS BASED ON AN ACTUAL FIELD SURVEY PREPARED BY ME. THE SURVEY IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF. PERMANENT MONUMENTS WERE FOUND OR SET AT ALL LOCATIONS SHOWN HEREON. ALL DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE SHOWN TO INDICATE ANGLES ONLY. THE SURVEY MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS IN SECTION 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND ADJACENT PROPERTY DESCRIPTIONS HAVE BEEN CONSIDERED IN PERFORMING THIS SURVEY, ALL OF WHICH I CERTIFY TO BE CORRECT.

Christopher J. Dempsey
PROFESSIONAL SURVEYOR #6914 - OHIO
AUGUST 5, 1998

DEMPSEY & NEFF, INC
PLANNERS • ENGINEERS • SURVEYORS
6300 ROCKSIDE ROAD CLEVELAND OH 44131
(216) 573-0770 FAX: (216) 573-0771

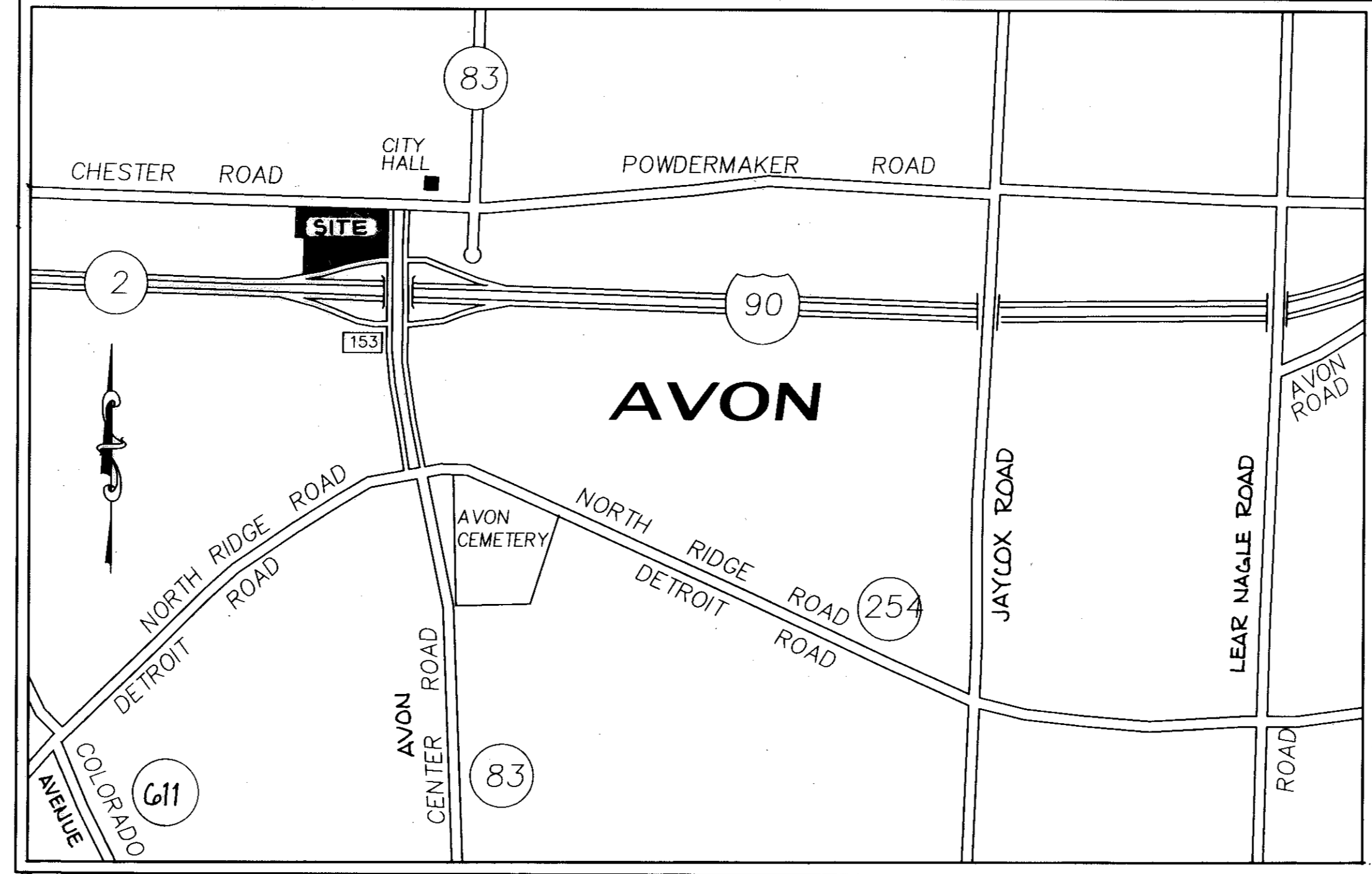


IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY SEAL AT Avon, OHIO THIS October, 1999.

Jerry A. Seifert
NOTARY PUBLIC
MY COMMISSION EXPIRES 10-13-2004

SUBDIVISION PLAT FOR AVON POINTE

SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL AVON TOWNSHIP SECTION NUMBER 16



VICINITY MAP NOT TO SCALE

RETENTION BASIN

JERRY A. SEIFERT, MANAGING MEMBER OF AVON PARTNERS, LTD., OWNER OF LANDS CONVEYED IN INSTRUMENT NO. 19990638955 OF LORAIN COUNTY RECORDS

PLATTED DO HEREBY GRANT UNTO THE CITY OF AVON, (HEREINAFTER REFERRED TO AS THE GRANTEE) AN EASEMENT OVER THE RETENTION BASIN EASEMENT (SHOWN HEREON) TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEEES FOR PROVIDING DRAINAGE AND RETENTION SERVICE FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEEES MAY DETERMINE, UPON, WITHIN AND ACROSS THE RETENTION BASIN EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFORE, TO REMOVE TREES AND LANDSCAPING INCLUDING LAWNS, WITHIN AND WITHOUT SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF SAID FACILITIES. THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN THE PREVIOUSLY REFERENCED FACILITIES OUTSIDE THE ABOVE DESCRIBED EASEMENT PREMISES, AND WITH THE RIGHT OF ACCESS. INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF THIS RIGHT OF WAY AND EASEMENT GRANT.

Jerry A. Seifert
JERRY A. SEIFERT, MANAGING MEMBER
AVON PARTNERS, LTD.
CITY OF AVON

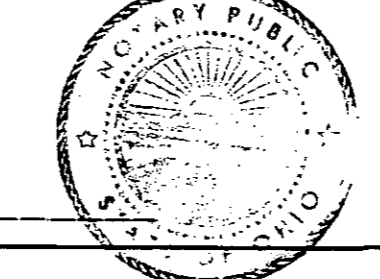
10/28/99
DATE
10/28/99
DATE

STATE OF OHIO
St. Clair County } ss

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE SIGNED, JERRY A. SEIFERT, MANAGING MEMBER OF AVON PARTNERS, LTD., WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED BOTH INDIVIDUALLY AND AS MANAGING MEMBER OF SAID LIMITED LIABILITY COMPANY.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT INDEPENDENCE, OHIO THIS 29th DAY OF OCTOBER, 1999.

Dawn M. Vanati
NOTARY PUBLIC
MY COMMISSION EXPIRES 2-2-02



UNDERGROUND UTILITY EASEMENT

I, HARRY R. GERENT, OWNER OF SUBLOTS 1 THRU 5 HEREON PLATTED DO HEREBY GRANT UNTO CENTURY TELEPHONE OF OHIO, INC., THE CLEVELAND ELECTRIC ILLUMINATING COMPANY, COLUMBIA GAS OF OHIO, CABLEVISION AND ANY OTHER COMMUNICATION ENTITIES FRANCHISED TO SERVE THE COMMUNITY, ALL OHIO CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS, (HEREINAFTER REFERRED TO AS THE GRANTEEES) A PERMANENT RIGHT OF WAY AND EASEMENT OVER A 12 FOOT UTILITY EASEMENT PARALLEL AND CONTIGUOUS TO TRAVELER'S POINTE (60 FEET WIDE) AND CHESTER ROAD (VARIES), AS SHOWN HEREON TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH UNDERGROUND ELECTRIC AND COMMUNICATIONS CABLES, DUCTS, CONDUITS, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS, GAS LINES AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEEES FOR DISTRIBUTING, TRANSMITTING AND TRANSPORTING ELECTRICITY, COMMUNICATIONS SIGNALS AND GAS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEEES MAY DETERMINE, UPON, WITHIN AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFORE, TO REMOVE TREES AND LANDSCAPING INCLUDING LAWNS, WITHIN AND WITHOUT SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF SAID ELECTRIC AND COMMUNICATION FACILITIES. THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE CABLES OUTSIDE THE ABOVE DESCRIBED EASEMENT PREMISES, AND WITH THE RIGHT OF ACCESS. INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF THIS RIGHT OF WAY AND EASEMENT GRANT. ALL PARCELS AND ALL LANDS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

HARRY R. GERENT
10/29/99
DATE

Steve Handshaw
6/24/99
DATE

THE CLEVELAND ELECTRIC ILLUMINATING COMPANY
6/18/99
DATE

CENTURY TELEPHONE OF OHIO, INC.
6-22-99
DATE

COLUMBIA GAS OF OHIO
6/22/99
DATE

STATE OF OHIO
St. Clair County } ss

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE SIGNED, HARRY R. GERENT, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Avon, OHIO THIS 29th DAY OF October 19, 1999.

Jerry A. Seifert
NOTARY PUBLIC
MY COMMISSION EXPIRES October 13, 2004



UNDERGROUND UTILITY EASEMENT

JERRY A. SEIFERT, MANAGING MEMBER OF AVON PARTNERS, LTD., OWNER OF LANDS CONVEYED IN INSTRUMENT NO. 19990638955 OF LORAIN COUNTY RECORDS

PLATTED DO HEREBY GRANT UNTO CENTURY TELEPHONE OF OHIO, INC., THE CLEVELAND ELECTRIC ILLUMINATING COMPANY, COLUMBIA GAS OF OHIO, CABLEVISION AND ANY OTHER COMMUNICATION ENTITIES FRANCHISED TO SERVE THE COMMUNITY, ALL OHIO CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS, (HEREINAFTER REFERRED TO AS THE GRANTEEES) A PERMANENT RIGHT OF WAY AND EASEMENT OVER A 12 FOOT UTILITY EASEMENT PARALLEL AND CONTIGUOUS TO CHESTER ROAD (VARIES), AS SHOWN HEREON TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH UNDERGROUND ELECTRIC AND COMMUNICATIONS CABLES, DUCTS, CONDUITS, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS, GAS LINES AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEEES FOR DISTRIBUTING, TRANSMITTING AND TRANSPORTING ELECTRICITY, COMMUNICATIONS SIGNALS AND GAS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEEES MAY DETERMINE, UPON, WITHIN AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFORE, TO REMOVE TREES AND LANDSCAPING INCLUDING LAWNS, WITHIN AND WITHOUT SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF SAID ELECTRIC AND COMMUNICATION FACILITIES. THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE CABLES OUTSIDE THE ABOVE DESCRIBED EASEMENT PREMISES, AND WITH THE RIGHT OF ACCESS. INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF THIS RIGHT OF WAY AND EASEMENT GRANT. ALL PARCELS AND ALL LANDS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

Jerry A. Seifert
JERRY A. SEIFERT, MANAGING MEMBER
AVON PARTNERS, LTD.
10/28/99
DATE

Steve Handshaw
6/24/99
DATE

THE CLEVELAND ELECTRIC ILLUMINATING COMPANY
6/18/99
DATE

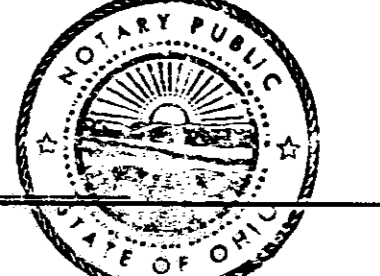
CENTURY TELEPHONE OF OHIO, INC.
6-22-99
DATE

COLUMBIA GAS OF OHIO
6/22/99
DATE

STATE OF OHIO
St. Clair County } ss

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE SIGNED, JERRY A. SEIFERT, MANAGING MEMBER OF AVON PARTNERS, LTD., WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED BOTH INDIVIDUALLY AND AS MANAGING MEMBER OF SAID LIMITED LIABILITY COMPANY. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT INDEPENDENCE, OHIO THIS 29th DAY OF OCTOBER, 1999.

Dawn M. Vanati
NOTARY PUBLIC
MY COMMISSION EXPIRES 2-2-02



TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE
JUL 2 8 2000

MARK R. STEWART
LORAIN COUNTY AUDITOR
JUL 2 8 2000

RECEIVED FOR RECORD
at 12:00 clock P.M. in 2000 RECORD
VOL. 66 MARY ANN JAMISON
PAGE 2 Lorain County Recorder
18 and 19 \$86.40 MMS
Box L.C.F.C. LINDA

CHESTER ROAD (formerly POWDERMAKER ROAD)

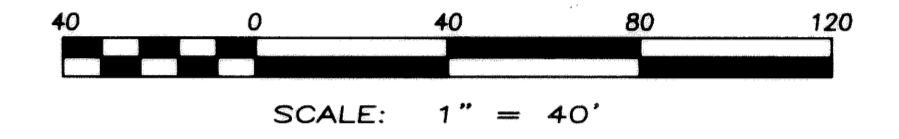
SUBDIVISION PLAT FOR AVON POINTE

SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL AVON TOWNSHIP SECTION NUMBER 16

LEGEND

- Dd. DEED
- MSD. MEASURED
- CALC. CALCULATED
- OBS. OBSERVED
- FND. FOUND
- REC. RECORD

- 5/8" CAPPED IRON PIN SET
- 5/8" IRON PIN MONUMENT SET



ACREAGE TABULATION

SUBLOT 1	1.5005 ACRES
SUBLOT 2	1.5325 ACRES
SUBLOT 3	2.1141 ACRES
SUBLOT 4	1.6510 ACRES
SUBLOT 5	1.4801 ACRES
TRAVELER'S POINTE R/W	0.4872 ACRES
PART OF CHESTER ROAD (TO &)	0.3005 ACRES
TOTAL AREA	9.0659 ACRES

OWNER SUBLOTS 1 THRU 5

HARRY R. GERENT
O.R. Vol. 154, P. 378
8.0080 Acres

OWNER BASIN EASEMENT PARCELS

AVON PARTNERS, LTD.
INSTRUMENT NO. 19990636955
0.7574 Acres

DEMPSEY & NEFF, INC

PLANNERS • ENGINEERS • SURVEYORS
6300 ROCKSIDE ROAD CLEVELAND OH 44131
(216) 573-0770 FAX: (216) 573-0771

ZONING DATA

C-2 GENERAL BUSINESS DISTRICT WITH
A C-4 MOTORIST SERVICE DISTRICT
OVERLAY

CURVE TABLE

NUMBER	DELTA	RADIUS	ARC	CHORD	CHORD BEARING	TANGENT
C1	95°42'38"	30.00	50.11	44.49	N 48°13'32" E	33.15
C2	250°31'44"	60.00	262.35	97.98	N 54°21'55" W	—
C3	70°31'44"	30.00	36.93	34.64	N 35°38'05" E	21.21
C4	90°00'00"	30.00	47.12	42.43	N 44°37'47" W	30.00
C5	33°33'05"	60.00	35.14	34.64	N 17°08'46" E	18.09
C6	47°09'56"	60.00	49.39	48.01	N 57°30'17" E	26.19
C7	34°28'38"	60.00	36.10	35.56	S 81°40'26" E	18.62
C8	87°20'08"	60.00	91.46	82.86	S 20°46'03" E	57.27
C9	47°59'56"	60.00	50.26	48.81	S 46°53'59" W	26.71

OWNER'S ACCEPTANCE

I, THE UNDERSIGNED JERRY A. SEIFERT, MANAGING MEMBER OF AVON PARTNERS, LTD., OWNER OF LANDS CONVEYED IN INSTRUMENT NO. 19990636955 OF LORAIN COUNTY RECORDS, DO HEREBY ASSENT TO AND ADOPT THIS SUBDIVISION OF THE SAME AND DO HEREBY DEDICATE TO PUBLIC USE THAT PORTION OF CHESTER ROAD FRONTING ON SAID LANDS, AND ACKNOWLEDGE THAT THE SAME WAS MADE AT MY REQUEST INDIVIDUALLY AND AS MANAGING MEMBER OF AVON PARTNERS, LTD.

Jerry A. Seifert
JERRY A. SEIFERT
MANAGING MEMBER OF AVON PARTNERS, LTD.

Christina J. Dempsey
(WITNESS)

STATE OF OHIO
CUYAHOGA COUNTY } SS

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE SIGNED, JERRY A. SEIFERT, MANAGING MEMBER OF AVON PARTNERS, LTD., WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED INDIVIDUALLY AND AS MANAGING MEMBER OF AVON PARTNERS, LTD.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT INDEPENDENCE, OHIO THIS 12TH DAY OF JULY, 2000.



Matthew C. Neff
MATTHEW C. NEFF, Notary Public
State of Ohio, Cuyahoga County
My Commission Expires June 30, 2002

INTERSTATE 90

AVON BELDEN ROAD STATE ROUTE 83

AVON BELDEN ROAD

